

## STATEMENT OF INFORMATION

13 ST ANDREWS DRIVE, RYE, VIC 3941

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 ST ANDREWS DRIVE, RYE, VIC 3941**

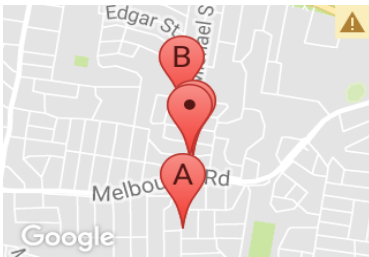


**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: 475,000**

## MEDIAN SALE PRICE



**RYE, VIC, 3941**

**Suburb Median Sale Price (Vacant Land)**

**\$345,000**

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**33 FELECIA ST, RYE, VIC 3941**



**Sale Price**

**\$690,000**

Sale Date: 19/04/2017

Distance from Property: 494m



**26 NIBLICK ST, RYE, VIC 3941**



**Sale Price**

**\$601,230**

Sale Date: 01/05/2017

Distance from Property: 350m



**12 ST ANDREWS DR, RYE, VIC 3941**



**Sale Price**

**\$715,000**

Sale Date: 03/05/2017

Distance from Property: 32m



This report has been compiled on 12/10/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

13 ST ANDREWS DRIVE, RYE, VIC 3941

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

475,000

Median sale price

Median price

\$345,000

House

X

Unit


Suburb

RYE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
33 FELECIA ST, RYE, VIC 3941	\$690,000	19/04/2017
26 NIBLICK ST, RYE, VIC 3941	\$601,230	01/05/2017
12 ST ANDREWS DR, RYE, VIC 3941	\$715,000	03/05/2017